

COUNCIL OF THE DISTRICT OF COLUMBIA  
**COMMITTEE ON GOVERNMENT OPERATIONS AND FACILITIES**  
ROBERT C. WHITE, JR., CHAIR

**MEMORANDUM**

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**TO:** Nyasha Smith, Secretary to the Council  
**FROM:** Robert C. White, Jr., Chair, Committee on Government Operations and Facilities  
**DATE:** November 7<sup>th</sup>, 2022  
**RE:** Record for Public Hearing on B24-0953 the “Malcolm X Surplus Declaration and Disposition Approval Act of 2022”

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Attached is the record for the Public Hearing on B24-0953 the “Malcolm X Surplus Declaration and Disposition Approval Act of 2022”. The Public Hearing was held on October 20<sup>th</sup>, 2022. Included are copies of the notice, witness list, and all testimony received.

**ATTACHMENTS**

1. Notice of Public Hearing
2. Witness List
3. Copies of Written Testimony

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## **ATTACHMENT 1**

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COUNCIL OF THE DISTRICT OF COLUMBIA  
**COMMITTEE ON GOVERNMENT OPERATIONS AND FACILITIES**  
ROBERT C. WHITE, JR., CHAIR

**COMMITTEE ON BUSINESS AND ECONOMIC DEVELOPMENT**  
KENYAN R. MCDUFFIE, CHAIR

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**REVISED**

**NOTICE OF JOINT PUBLIC HEARING**

on

**B24-0953, the “Malcolm X Surplus Declaration and Disposition Approval Act of 2022”**

**B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration and Disposition Approval Act of 2022”**

Thursday, October 20<sup>th</sup>, 2022  
12:00 PM

Live via:  
Zoom Video Conference Broadcast  
Streamed live at

<https://www.youtube.com/channel/UCPJZbHhKFbnyGeQclJxQk0g/live>

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On Thursday, October 20<sup>th</sup>, 2022, Councilmember Robert C. White Jr., Chair of the Committee on Government Operations and Facilities and Councilmember Kenyan R. McDuffie, Chair of the Committee on Business and Economic Development, will hold a joint public hearing on B24-0953, the “Malcolm X Surplus Declaration and Disposition Approval Act of 2022” and B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration and Disposition Approval Act of 2022”. The joint public hearing will take place via the Zoom web conferencing platform at 12:00 PM. Members of the public will be able to view the public hearing at <https://www.youtube.com/channel/UCPJZbHhKFbnyGeQclJxQk0g/live>. *This hearing notice is being revised to reflect the change to a joint public hearing with the inclusion of the Committee on Business and Economic Development.*

The stated purpose of B24-953, the “Malcolm X Surplus Declaration and Disposition Approval Act of 2022” is to declare surplus and approve the disposition of District-owned real property known as Malcolm X, located at a current address of 1351 Alabama Avenue, S.E., and known for taxation and assessment purposes as Lot 0009 in Square 5914.

The stated purpose of B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration and Disposition Approval Act of 2022” is to declare as surplus and approve the disposition of

District-owned real property known as Hill East Phase II, Bundle 1, located at 1900 Massachusetts Avenue, S.E., and known for taxation and assessment purposes as a portion of Lot 7 in Square E-1112.

The Committees invite the public to testify remotely or to submit written testimony. Anyone wishing to testify must sign up at [https://docs.google.com/forms/d/e/1FAIpQLSeA5DFJ5bYIiKU-fMe\\_70uVdtXBys7KrO1r5KKXInKO2SuppQ/viewform](https://docs.google.com/forms/d/e/1FAIpQLSeA5DFJ5bYIiKU-fMe_70uVdtXBys7KrO1r5KKXInKO2SuppQ/viewform) or by phone at (202) 741-8593, and provide their name, phone number or e-mail, organizational affiliation, title (if any), and personal pronouns by **the close of business on Tuesday, October 18<sup>th</sup>, 2022**. Witnesses are encouraged, but not required, to submit their testimony in writing electronically in advance to [facilities@dccouncil.us](mailto:facilities@dccouncil.us). Witnesses will participate remotely via Zoom. The Committees will follow-up with witnesses with additional instructions on how to provide testimony in advance of the proceeding.

All public witnesses will be allowed a maximum of four minutes to testify, while Advisory Neighborhood Commissioners will be permitted five minutes to testify. At the discretion of the Chair, the length of time provided for oral testimony may be reduced.

Witnesses who anticipate needing language interpretation, or require sign language interpretation, are requested to inform the Committee of the need as soon as possible but no later than five (5) business days before the proceeding. We will make every effort to fulfill timely requests, however requests received in less than five (5) business days may not be fulfilled and alternatives may be offered.

The Committees also encourage the public to submit written testimony to be included for the public record. Copies of written testimony should be submitted by e-mail to [facilities@dccouncil.us](mailto:facilities@dccouncil.us). **The record for this joint public hearing will close at the close of business on Thursday, November 3<sup>rd</sup>, 2022.**

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## **ATTACHMENT 2**

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COUNCIL OF THE DISTRICT OF COLUMBIA  
**COMMITTEE ON GOVERNMENT OPERATIONS AND FACILITIES**  
ROBERT C. WHITE, JR., CHAIR

**COMMITTEE ON BUSINESS AND ECONOMIC DEVELOPMENT**  
KENYAN R. MCDUFFIE, CHAIR

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**Joint Public Hearing**

**on**

**B24-0953, the “Malcolm X Surplus Declaration and Disposition  
Approval Act of 2022”**

**B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration  
and Disposition Approval Act of 2022”**

Thursday, October 20<sup>th</sup>, 2022  
12:00 p.m.

- I. Call to Order
- II. Opening Remarks
- III. Witness Testimony
  - A. Public Witnesses
    - 1. Omar Karim, Development Partner, Congress Park Community Partners
    - 2. Bryan Irving, Blue Skye Construction
    - 3. Christopher Donatelli, President and CEO, Donatelli Development
    - 4. Brian Rogers, Donatelli Development
    - 5. Rebecca Hill, St. Coletta
  - B. Advisory Neighborhood Commissioners
    - 6. Joel Caston, ANC 7F07

The John A. Wilson Building, 1350 Pennsylvania Avenue, N.W.  
Washington, DC 20004

7. Tyrell Holcomb, ANC 7F01, Chair, ANC 7F

C. Government Witnesses

8. Stacy Meyer, Development Manager (Malcolm X), Office of the Deputy Mayor for Planning and Economic Development

9. Daryl Thomas, Development Manager (Hill East), Office of the Deputy Mayor for Planning and Economic Development

10. Ketan Gada, Director of Hill East District, Office of the Deputy Mayor for Planning and Economic Development

11. Esther Ezra, Deputy Director of Real Estate, Office of the Deputy Mayor for Planning and Economic Development

12. Sarosh Olpadwala, Director of Real Estate, Office of the Deputy Mayor for Planning and Economic Development

IV. Adjournment

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## **ATTACHMENT 3**

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**PUBLIC HEARING  
ON  
B24-0953 - MALCOLM X SURPLUS DECLARATION AND  
DISPOSITION APPROVAL ACT OF 2022**

**TESTIMONY OF  
OMAR A. KARIM, PRESIDENT, BANNEKER COMMUNITIES**

**BEFORE THE  
COMMITTEE ON BUSINESS AND ECONOMIC DEVELOPMENT  
CHAIRPERSON KENYAN MCDUFFIE**

**AND**

**COMMITTEE ON GOVERNMENT OPERATIONS AND FACILITIES  
CHAIRPERSON ROBERT WHITE**

**THURSDAY, OCTOBER 20, 2022**

Good afternoon Chairman McDuffie, Chairman White, and other members of the Council present.

Affordable housing is the most critical issue facing capital cities all over the world today.

I'm Omar Karim, President of Banneker Communities, a CBE development and construction firm, and I am pleased to be here this afternoon to discuss how we hope to partner with the District to help solve this issue.

As background, I hold both a B.S. degree in Mechanical Engineering and Juris Doctor degree from Howard University where I also served on the University's Board of Trustees. For nearly 20 years, we have been helping to solve the affordable housing problem and other critical issues in our city and region. Our company is currently developing 1600 units of affordable and workforce housing and retail in the region.

I am pleased to represent Congress Park Communities Partners, to testify in support of B24-0953, the Malcolm X Surplus Declaration and Disposition Approval Act of 2022.

If this Act is approved, the development that we have proposed will transform one acre of land into a beautiful mixed-use building containing approximately 180 all affordable apartments consisting of 1-, 2-, and 3-bedroom units with ground floor commercial space, including a 7,500 square feet community serving daycare center, 2,000 square feet of community serving retail space, a healthy food retailer, and parking.

100% of the apartments will be available for households earning 60% or less of AMI.

The development is a thoughtful response to significant community input and engagement over the past 2 years, including meetings with Ward 8 Councilman Trayon White, Sr., ANC 8E, community groups, and direct community engagement by going door-to-door in the neighborhood.

This community engagement resulted in a unanimous vote by ANC 8E to support our development team to develop this site and a unanimous vote by ANC 8E to approve the CBA. It also resulted in nearly 100 residents submitting letters of support to the Zoning Commission to support a change in the zoning of the site and over 50 letters of support for the approval of the surplus and disposition of the property as part of today's joint hearing.

This engagement resulted in a residential program that includes 44% of the apartments being family size, consisting of two and three-bedroom apartments.

The unit mix includes 40 apartments that are three-bedrooms, 40 apartments that are two-bedrooms, 65 apartments that are one-bedrooms, and 35 studio apartments.

25% of the units (45) will be for residents who earn at or below 30% MFI.

42% of the units (75) will be for residents who earn at or below 50% MFI and

33% of the units (60) will be for residents who earn at or below 60% MFI.



At the current HUD rates, residents can rent a studio in the Rolark for as little as \$680 a month, a 1BR for as little as \$720 a month, a 2BR for as little as \$850 a month and a 3BR for as little as \$1,010 a month.

We intend to prioritize some of the units for teachers and educators.

Community space amenities are anticipated to include: a fitness room, community room, courtyard, onsite property management staff, electric vehicle charging stations, and bike racks.

The project will be named The Wilhelmina Rolark at Congress Heights Metro, named after Wilhelmina Rolark, who represented Ward 8 on the Council of the District of Columbia for 16 years.

The Rolark will be of high architectural design quality led by Moody Nolan, the largest African American owned architecture firm in the country. We intend to feature sustainable designs to meet LEED Silver certification.

Our team's priority is to ensure significant public benefits with the Rolark, specifically for Ward 8 residents and businesses, with opportunities for meaningful participation throughout all phases of the development through the award of jobs and contracts. Our goal is to award 50% of the contract dollars to Ward 8 and District-based minority-owned companies and 75% of new hires to Ward 8 and District residents.

The majority of the development team is based in Ward 8 and several members of the development team are based in Congress Heights.

One of the things we are most proud of is the innovative equity sharing across the development team to include returning citizens among our development partners. Our CBE and DBE equity ownership is 70% of the total.

Prior to construction starting, we will conduct small business and capacity building training workshops as well as job fairs for Congress Park, Ward 8, and District businesses and residents.

Once construction is complete, we intend to support Ward 8 & District residents with nearly \$1 million in annual new wages and contracts to support stabilized operations.

After tenants move in, we will continue to support the community and the new tenants, by conducting workshops around financial literacy, household budgeting, and financial planning.

Thank you for your time this afternoon. We appreciate the opportunity to testify.

Joint Public Hearing on October 20, 2022, for B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration and Disposition Approval Act of 2022, by  
COUNCIL COMMITTEE ON GOVERNMENT OPERATIONS AND FACILITIES, ROBERT C. WHITE, JR., CHAIR, and,  
COUNCIL COMMITTEE ON BUSINESS AND ECONOMIC DEVELOPMENT, KENYAN R. MCDUFFIE, CHAIR

Testimony of Bryan Scottie Irving  
October 20, 2022

Good Afternoon Chairman McDuffie and Chairman White. Thank you for the opportunity to testify today in support of B24-0997. My name is Bryan Scottie Irving, President and CEO of Blue Skye Development and Blue Skye Construction. I am a resident of Ward 1 and a proud native Washingtonian.

Blue Skye Development and Donatelli Development, along with our Certified Business Enterprise (CBE) partners, are pleased to present our Hill East Development - Bundle 1 development plan. In collaboration with DMPED and the community, in keeping with the Hill East Master Plan and with the support of ANC 7F, our plan for these parcels offers a clear vision that builds upon the equitable development of Phase I at Hill East, and maximizes the District’s affordable housing goals and objectives, creates jobs, builds wealth for local businesses, and creates a new neighborhood that will serve the entire community.

**Background/Mission**

Before describing the development plan for Bundle I, I would like to explain why this project is so important for me and for Mr. Donatelli. Seventeen years ago, I started this company to carry on a family tradition of developing real estate by DC residents, for DC residents. The lesson passed on to me from my grandfather and then from my mother is that developing vibrant spaces for DC residents to live, work, shop and play is important, but success is defined by the overall positive impact we can have in terms of creating jobs, opportunities for minority owned businesses to scale up- which creates more pathways to the middle class, and for DC residents to live in housing that is beautiful, safe, and affordable. Chris Donatelli, Principal of Donatelli Development LLC, and my partner on Bundle I, shares this approach and commitment to DC.

I will now discuss the project plan.

**The Project Plan**

Our team shares the District’s mission to provide quality affordable housing to its residents and we are proud that our development plan will exceed the requirements of DC Code 10-801 and the AWI. We will build 1,068 total units. One-third of those units will be set aside for families at the 30% and 50% AMI levels. Another 1/3 of the units will be reserved for middle-income families. In total, our plan calls for the creation of 712 income-restricted units. The final 1/3 will be market-rate units. This will be truly a mixed-income development project that everyone can call home.

The development will be co-owned 50-50 by Blue Skye and Donatelli Development. The partnership is committed to achieving the CBE contracting and First Source requirements as we have done on Phase I. Our CBE contracting partners from Parcel G1 and Parcel F1 at also engaged in this project. Including GTMDC Architects. We have a diverse group of women leading the Bundle 1 projects.

We’re also proud that that we’ve hired 19 CBE/SBE firms and employed about 100 DC residents during construction of Park Kennedy and The Ethel.

We have spent \$6 million with CBE and SBE companies owned by returning citizens and over \$30 million with companies owned by women. This fact is important to highlight because the data shows that its these are the kinds of entrepreneurs and businesses that pull from the local workforce and employ the majority of the working class.

We have designed the project for Bundle 1 to fit within the context of Capitol Hill and the Hill East Neighborhoods. For instance, the project follows the Hill East Waterfront Design Guidelines and Master Plan, along with the zoning

text. And because of our experience developing Phase I, we look forward to incorporating Bundle I into the now existing Hill East.

We look forward to working with the Council, DMPED, District agencies, St. Coletta, and the community of Ward 7 and Hill East

Thank you for the opportunity to speak to you today.

Joint Public Hearing on October 20, 2022, for B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration and Disposition Approval Act of 2022, by  
COUNCIL COMMITTEE ON GOVERNMENT OPERATIONS AND FACILITIES,  
ROBERT C. WHITE, JR., CHAIR, and,  
COUNCIL COMMITTEE ON BUSINESS AND ECONOMIC DEVELOPMENT,  
KENYAN R. MCDUFFIE, CHAIR

Good afternoon, Chairman McDuffie and Chairman White. My name is Rebecca Hill and I am Chief of External Affairs for St. Coletta of Greater Washington.

St. Coletta operates St. Coletta Special Education Public Charter School which sits on Reservation 13 at the corner of 19<sup>th</sup> Street and Independence Avenue SE. We educate 250 of the District’s most disabled and vulnerable students ranging from age 3 through age 22. According to the agreement we signed with the city when we constructed the building in 2004 we have use of the surface parking lot adjacent to our school building. The agreement also states that when the plot was developed in the future St. Coletta would be given use of the same amount of parking in the new development.

Donatelli/Blue Skye has reached out to us about the parking and we have discussed where the new parking would be and the fact that we would need interim parking during construction. In addition, we have discussed the need to accommodate the roughly 40 buses that transport students to and from St. Coletta and will affect traffic flow on 20<sup>th</sup> Street and Independence Avenue twice a day.

We have a good working relationship with Donatelli/Blue Skye and are in support of their proposal.

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 20004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

Dear Chairman McDuffie and Chairman White:

I am pleased to write this letter of support on behalf of Congress Park Community Partners (“CPCP”) allowing for the surplus and leasing of property located at 1351 Alabama Avenue, SE, Washington, DC 20032 (the “Property”). I support this parcel of land being surplus by the District of Columbia and leased to CPCP in order to bring new quality affordable housing and retail space to the Congress Park neighborhood.

Since 2020, CPCP, led by Banneker Communities, District Development Group and Congress Heights Community Training and Development Corporation, has done significant outreach to the Congress Park and Ward 8 communities regarding the development of the Property. This outreach included meeting with Advisory Neighborhood Commission 8E on several occasions to get input on the Project’s design and program, plans for jobs and contracts for local firms, knocking on doors of residents who live adjacent to the Property, providing small businesses in the community with opportunities on other construction projects that members of CPCP are developing, sponsoring activities for youth, helping families in need with food and other needs, including turkey giveaways, back-pack and school supply giveaways and bicycle giveaways.

Moreover, if the surplus and lease are approved, CPCP is committed to include the community in every aspect of the Project to include the rest of the design phase, construction phase through jobs and contracts to DBEs/CBEs, providing opportunities for artists, and involvement of the community during the long-term operation of the project, including contracts during the operations phase of the Project.

As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tanika Proctor", is written over the "Sincerely," text.

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

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Sincerely,

*Ebony Spencer*

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

Latasha fawkes



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 20004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

Shannon Hall

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 20004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

Dear Chairman McDuffie and Chairman White:

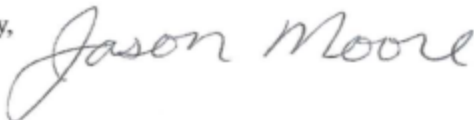
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

Jason Moore

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
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1350 Pennsylvania Avenue, NW, Suite 107  
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Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

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Sincerely,

*T. Davis*

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
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Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

Dear Chairman McDuffie and Chairman White:

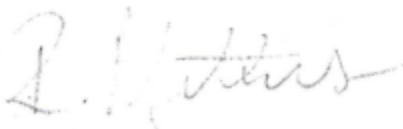
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Sincerely,





September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 20004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

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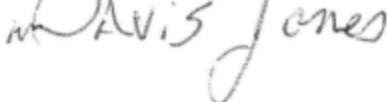
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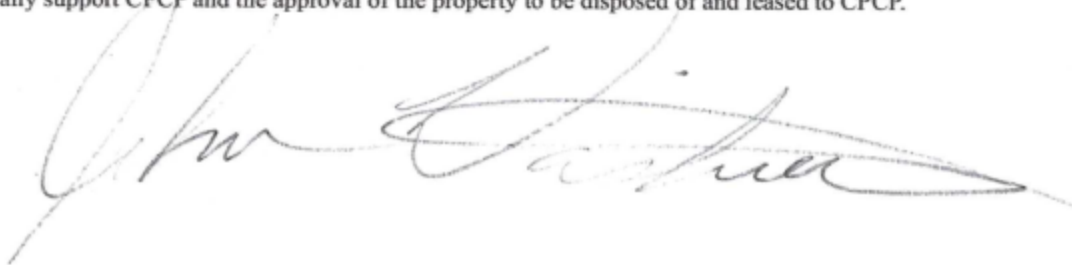
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Sincerely,

A handwritten signature in dark ink, appearing to read "Kenyan R. McDuffie", is written over a faint, dotted-line signature guide. The signature is fluid and cursive, with a long horizontal stroke at the end.



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

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*Murray Dancy*  
*Darrell Murray*

September 29, 2022

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Council of the District of Columbia  
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Washington, DC 200004

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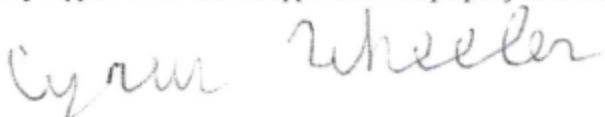
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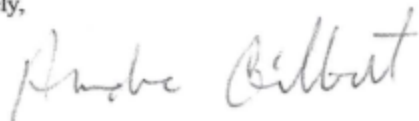
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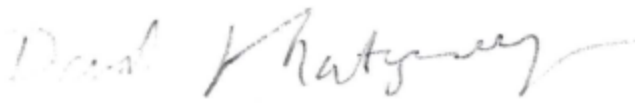
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David Montgomery

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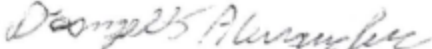
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September 29, 2022

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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely, *Mike green*  
*Mike green*

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

Dear Chairman McDuffie and Chairman White:

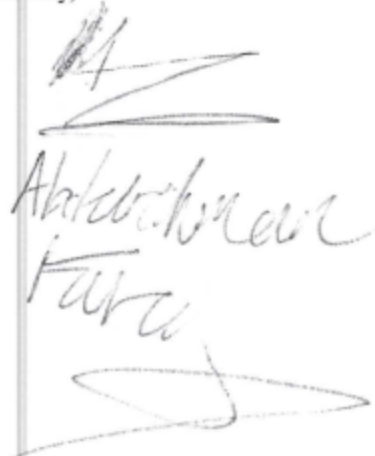
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Sincerely,



Abdulhameed  
Fara

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

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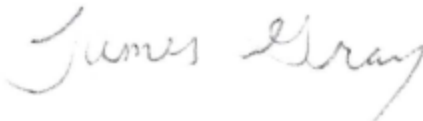
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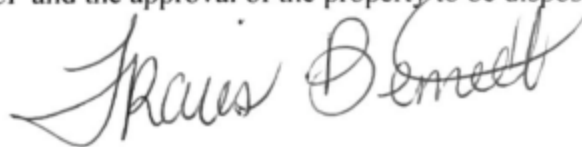
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Sincerely,

A handwritten signature in black ink, appearing to read "Travis Bennett". The signature is fluid and cursive, with the first name "Travis" being more prominent and the last name "Bennett" following in a similar style.

September 29, 2022

Kenyan R. McDuffie

Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.

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Sincerely,

A handwritten signature in black ink, appearing to read "R. White, Jr.", followed by a comma and a smaller signature.

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

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Sincerely,

A handwritten signature in black ink, appearing to read "Dan Glicks". The signature is fluid and cursive, with a large, stylized "D" and "G".



September 29, 2022

Kenyan R. McDuffie

Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

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Tim Hall



September 29, 2022

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Sincerely,

A handwritten signature in black ink, appearing to read "Asa Carter". The signature is fluid and cursive, with the first name "Asa" being more prominent and the last name "Carter" following in a similar style.

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
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Sincerely,

Debra Coleman <sup>Miss.</sup> D.C.

September 29, 2022

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Council of the District of Columbia  
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Washington, DC 200004

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Sincerely,

*Nakeshia Robertson*

September 29, 2022

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Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
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Washington, DC 200004

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September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

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Sincerely,

James Briggs

September 29, 2022

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Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

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Moreover, if the surplus and lease are approved, CPCP is committed to include the community in every aspect of the Project to include the rest of the design phase, construction phase through jobs and contracts to DBEs/CBEs, providing opportunities for artists, and involvement of the community during the long-term operation of the project, including contracts during the operations phase of the Project.

As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

Andrea Smith



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

Dear Chairman McDuffie and Chairman White:

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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in black ink that reads "White, Robert C. Jr." with a stylized flourish at the end.

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

Marcus Whitley

September 29, 2022

Kenyan R. McDuffie

Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.

Chair, Committee on Government Operations and Facilities  
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Stuckert", with a long horizontal line extending to the right.



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
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Re: Letter of Support – Land Surplus and Leasing of Parcel  
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September 29, 2022

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Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
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Re: Letter of Support – Land Surplus and Leasing of Parcel  
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September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 20004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

Dear Chairman McDuffie and Chairman White:

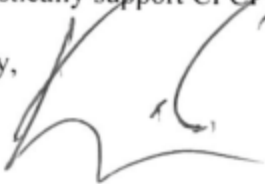
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September 29, 2022

Kenyan R. McDuffie

Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.

Chair, Committee on Government Operations and Facilities  
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Sincerely,

Cole Lucas



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in cursive script that reads "Brian Jones". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Blocker", with a large, stylized initial "A" and a long, sweeping underline.

September 29, 2022

Kenyan R. McDuffie

Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.

Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 20004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

Handwritten signature of Pamela Hackett in black ink.



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
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Sincerely,

A handwritten signature in black ink, appearing to read "Robert C. White, Jr.", followed by a horizontal line.

September 29, 2022

Kenyan R. McDuffie

Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.

Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in black ink, appearing to read "Cedric McKinney". The signature is fluid and cursive, with the first name "Cedric" written in a large, stylized loop and the last name "McKinney" written in a more standard cursive script.

September 29, 2022

Kenyan R. McDuffie

Chair Pro Tempore and Chair, Committee on Business and Economic Development

Council of the District of Columbia

1350 Pennsylvania Avenue, NW, Suite 506

Washington, DC 200004

Robert C. White, Jr.

Chair, Committee on Government Operations and Facilities

Council of the District of Columbia

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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in black ink that reads "Clint Harvell". The signature is written in a cursive, flowing style.



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

Robert Scott



September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 20004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

Dear Chairman McDuffie and Chairman White:

I am pleased to write this letter of support on behalf of Congress Park Community Partners (“CPCP”) allowing for the surplus and leasing of property located at 1351 Alabama Avenue, SE, Washington, DC 20032 (the “Property”). I support this parcel of land being surplus by the District of Columbia and leased to CPCP in order to bring new quality affordable housing and retail space to the Congress Park neighborhood.

Since 2020, CPCP, led by Banneker Communities, District Development Group and Congress Heights Community Training and Development Corporation, has done significant outreach to the Congress Park and Ward 8 communities regarding the development of the Property. This outreach included meeting with Advisory Neighborhood Commission 8E on several occasions to get input on the Project’s design and program, plans for jobs and contracts for local firms, knocking on doors of residents who live adjacent to the Property, providing small businesses in the community with opportunities on other construction projects that members of CPCP are developing, sponsoring activities for youth, helping families in need with food and other needs, including turkey giveaways, back-pack and school supply giveaways and bicycle giveaways.

Moreover, if the surplus and lease are approved, CPCP is committed to include the community in every aspect of the Project to include the rest of the design phase, construction phase through jobs and contracts to DBEs/CBEs, providing opportunities for artists, and involvement of the community during the long-term operation of the project, including contracts during the operations phase of the Project.

As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffrey S. Smith". The signature is written in dark ink and is positioned below the word "Sincerely,".

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
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Sincerely,

A handwritten signature in black ink that reads "JAVAR HARRIS". The signature is written in a cursive, slightly stylized font. The first name "JAVAR" is written in all caps, and the last name "HARRIS" is also in all caps. There is a small flourish or underline at the end of the signature.

September 29, 2022

Kenyan R. McDuffie  
Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 20004

Robert C. White, Jr.  
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September 29, 2022

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Chair Pro Tempore and Chair, Committee on Business and Economic Development  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 506  
Washington, DC 200004

Robert C. White, Jr.  
Chair, Committee on Government Operations and Facilities  
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1350 Pennsylvania Avenue, NW, Suite 107  
Washington, DC 200004

Re: Letter of Support – Land Surplus and Leasing of Parcel  
1351 Alabama Avenue, SE, Washington, DC 20032

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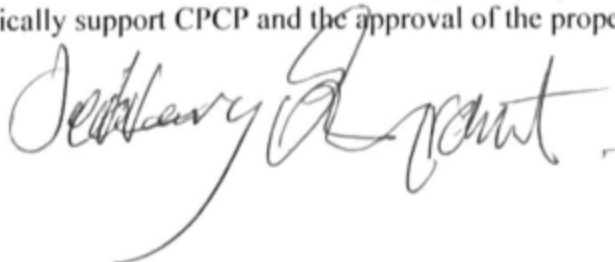
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As a result of its outreach in the community and proposed uses to develop at the site, I fully and enthusiastically support CPCP and the approval of the property to be disposed of and leased to CPCP.

Sincerely,





# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 7F

### 7F COMMISSIONERS

June 17, 2021

**Commissioner**

**Tyrell M. Holcomb, 7F01**

*Chairman*

The Deputy Mayor of Planning and Economic Development  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW,  
Suite 317, Washington, DC 20004

**Commissioner**

**Terrance Hunter, 7F02**

*Economic Development, Chair*

RE: ANC7F Commission's Response to the RFP for Hill East Phase II Development in Ward 7

Dear Deputy Mayor Falcicchio,

**Commissioner**

**Whitney Weston, 7F03**

*Secretary*

*Public Safety, Chair*

The ANC 7F Commission believes that community development is integral to our great city's continued growth and economic success. It creates strong, diverse communities that encourage and uplift current citizens, attracts and retain new residents, and create and grow small businesses. We commend Mayor Bowser's commitment to prioritizing equity housing across Washington, DC, but especially in Ward 7.

**Commissioner**

**Racquel Codling, 7F04**

*Treasurer*

*Transportation Public Space, Chair*

This Commission has thoughtfully reviewed each proposal submitted for the Hill East Phase II Development. We appreciate each development team that responded to the RFP but ultimately decided to lend our support to the following:

Bundle 1: Parcels A, B-1, B-2, F-2, and G-2 Blue Skye Development/Donatelli Development

Bundle 2: Parcels C, E, and H R13 Community Partners

**Commissioner**

**Brittany N. Hughes, 7F05**

*Vice-Chair*

*Community Engagement, Chair*

The ANC 7F Commission evaluated each developer's proposal based on the positive social impact it would not only have on the residents of Ward 7 but throughout the District of Columbia. When referencing positive social impact, the Commission refers to job creation, economic development, mixed-income housing (affordable, workforce, and market), homeownership opportunities, business development, and retail.

After extensively reviewing each proposal, listening to community input, speaking directly to each team, and evaluating past performance and investment in Ward 7, we support the proposals submitted by Blue Skye Development/Donatelli Development and the R13 Community Partners.

**Commissioner**

**Betty Diggs, 7F06**

*Legislative, Chair*

**7F07—Vacant**





# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 7F

### Bundle 1:

Both Blue Skye Development/Donatelli Development and the NRP-Argos Group proposals contain many elements needed for inclusive growth in Ward 7, including mixed-income housing, retail space, and job creation. However, Blue Skye Development/ Donatelli Development's commitment to ensuring that at least 55% of its workforce on the project will be DC residents, with special consideration given to those who live in Ward 7, is a significant factor in them

acquiring the support of the ANC 7F Commission. Their pledge to put DC residents first, especially college graduates and returning citizens, exemplifies their dedication to creating and maintaining jobs in the District for people from diverse backgrounds.

### Bundle 2:

Proposals by the Home Team Community Partners, Jair Lynch Development Partners, and R13 Community Partners are innovative submissions focused on guiding the growth and expansion of Ward 7 while further establishing Hill East as a vibrant and inclusive mixed-use community. Although each proposal included residential living, a market/grocer, and retail space, each development team also presented a unique perspective.

The Home Team Community Partners truly focused on job creation for the Hill East community; however, the ANC 7F Commission feels this is at the expense of the opportunity for homeownership and truly affordable housing. Furthermore, there is strong opposition within the community to a Home Depot store being on the site.

The Jair Lynch Development Partners proposal includes the most housing units with 1,188 total units planned. It is encouraging to hear such emphasis on affordable and workforce housing. However, the development team could not outline a clear and concise plan on engaging with Ward 7 residents to ensure that there are job opportunities available.

The R13 Community Partners presented a strong proposal in regards to affordable and workforce housing, homeownership opportunities, and job creation. The ANC 7F Commission is a proponent of wealth creation through homeownership, and their proposal includes 126 for-sale units consisting of condominiums and townhomes. In addition to 1,005 residential rental units, a 150-room hotel and retail space with a grocer is also proposed. Furthermore, the R13 Community Partners presented a plan to work closely with the Marshall Heights Community Development Organization to ensure that jobs and the necessary training are accessible to Ward 7 residents.

Although each developer took a great stride to memorialize Robert F. Kennedy, the R13 Community Partners went a step further to also commemorate the life of Relisha Rudd.

These community partners' proposals embody what Phase II of the Hill East Development should be built upon "Inclusivity, Equity & Betterment."



# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 7F

This Commission believes that successful community development takes collaboration among stakeholders dedicated to working together to create opportunities. Blue Skye Development/Donatelli Development and the R13 Community Partners are local development teams who understand the District's landscape and have a proven track record of reinvesting in the communities in which they build.

Therefore, the ANC 7F Commission, directly impacted by the Hill East Phase II Development, unanimously supports the proposal submitted for Bundle 1 by Blue Skye Development/Donatelli Development and Bundle 2 by R13 Community Partners.

On behalf of the Commission,

Tyrell M. Holcomb, ANC 7F01  
Chair, ANC 7F

Whitney Weston, ANC 7F03  
Secretary, ANC 7F



## ADVISORY NEIGHBORHOOD COMMISSION 8E

March 11, 2021

Stacy Meyer  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 317, Washington, DC 20004

RE: Malcolm X Redevelopment

Dear Stacy Meyer:

ANC 8E is writing to provide comment on the Malcolm X housing redevelopment. The chair of the commission attended the Feb. 24 surplus and disposition hearings to hear from the developers and the community. ANC 8E also hosted the community and developers to hear from each again at its March 1 meeting. After listening to and reviewing developer proposals as well as community comments on the proposals, ANC 8E has the following feedback.

First and foremost, there needs to be as much truly affordable housing as possible. All developers mentioned options that were 80% and 50% AMI, but very little 30% AMI or lower. We want to ensure this housing truly is affordable, so the chosen developer should do all it can to increase the number of units available at the lower end of the AMI.

We've also heard from residents that they want to ensure current neighborhood residents are prioritized. Tied to the first point, this housing should be as accessible as possible for those who already live in the area. We'd like to see the chosen developer figure out a way to make sure current residents get "first dibs" for these units.

Residents seemed to respond best to CPCP and Hope Springs due to the thoughtful approach to integrating vendors of color and seemingly being most connected to the community. Hope Springs is especially interesting due to the ownership aspect (vs. rentals). Increasing homeownership in ANC 8E is important.

Residents seemed to resonate least with NRP. This building design is large and imposing, not at all blending into the block. It seems this would make the neighborhood feel too different and accelerate unwanted change.

As we've seen from residents' reaction to the sale of Congress Park, there is much concern that new development is happening quickly and in a way that is not accessible to current residents. We want to ensure that the chosen developer makes the units as accessible as possible, prioritizing those who already live in the neighborhood.

Respectfully,  
Advisory Neighborhood Commission 8E

Chair Brittany Cummings, 8E06  
Vice Chair Shekita McBroom, 8E01  
Treasurer Shaquan Hudson, 8E05  
Commissioner Cheryl Moore, 8E02  
Commissioner Kendall Simmons, 8E04  
Commissioner Jeannina Williams, 8E07



July 27, 2022

Anthony J. Hood, Chairman  
District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

Via Email: DCOZ-ZCSubmissions@dc.gov; Interactive Zoning Information System (IZIS)

**Re: Congress Park Community Partners, LLC Map Amendment in Square 5914**

Dear Chairman Hood:

Advisory Neighborhood Commission (ANC) 8E is in receipt OAG's petition asking the Zoning Commission to reconsider Case 21-17 given the Comprehensive Plan requirement that zoning or density increases the Congress Heights Metro Station should only be available through a Planned Unit Development. We are aware of this provision; however, we still fully support the approved Map Amendment since the project complies with many other equally important Comp Plan policies.

As indicated in our resolution in support of the Map Amendment, we stated that "We believe Congress Park Community Partners' petition will further facilitate the implementation of broad public policy and the District's Comprehensive Plan. This amendment would support the District's Comprehensive Plan by providing medium-density housing and neighborhood-serving retail and service uses in this area." Moreover, although the site is not being developed as a PUD, the Applicant has executed a CBA as part of the project and is providing a substantial number of amenities.

We understand that the PUD is meant to provide an additional layer of accountability; though the Map Amendment does not afford the same level of accountability, we look forward to continuing work with CPCP to ensure they are honoring all of their commitments to the community, and they have assured the Commission they will do so.

ANC 8E restates our support for the approved Map Amendment and we do not believe there is reason to delay the project. The ANC Commissioners were convened via phone in order to submit this response in time.

Respectfully,  
Advisory Neighborhood Commission 8E

Chair Brittany Cummings, 8E06  
Vice Chair Shekita McBroom, 8E01  
Treasurer Shaquan Hudson, 8E05  
Commissioner Cheryl Moore, 8E02  
Commissioner Kendall Simmons, 8E04  
Commissioner Jeannina Williams, 8E07



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 7F**

7F01 – Tyrell M. Holcomb, Chairperson  
7F02 – Terrance Hunter  
7F03 – Whitney Weston, Secretary  
7F04 – Racquel Codling, Treasurer  
7F05 – Brittany N Huges, Vice Chair  
7F06 – Betty Diggs  
7F07 – Vacant



**RESOLUTION 21-011**

**Reservation 13/Hill East Phase II RFP Resolution Bundle A**  
**TUESDAY, JUNE 15, 2021**

**WHEREAS**, DMPED has released an RFP for the redevelopment of Reservation 13/Hill East Phase II on Friday, November 20, 2020. The RFP closed on February 1, 2021.

**WHEREAS**, DMPED held a community meeting on May 20, 2021 with each of the respondents to present their proposals.

**WHEREAS**, ANC 7F hosted an additional presentation of the respondents and their proposals at its Executive Meeting on June 1, 2021 which was streamed via Facebook Live to ensure community members had access and remained informed about the potential developers.

**WHEREAS**, DMPED held a public comment period through June 11, 2021 allowing for community members to submit comments or concerns about each of the proposals.

**WHEREAS**, for two separate bundles for the Phase II redevelopment, respondents have had the opportunity to present their plans for redevelopment and have had their presentations available for viewing on DMPED's website in addition to being sent to our constituents via our email list and viewed during the Executive Meeting presentation.

**WHEREAS**, Blue Skye Development and Donatelli Development for Bundle A has submitted a proposal where across 5 buildings there are 907 units, 272 of which will be affordable housing. Additionally there will be 24,000 square feet of retail space included in the redevelopment.

**WHEREAS**, ANC 7F received a letter from DMPED on July 30th about the public surplus hearing on September 2, 2020.

**WHEREAS**, ANC 7F sent a letter in support of the Reservation 13/Hill East Phase II surplus to DMPED in response to the aforementioned letter from DMPED on October 5, 2020 specifying these areas of importance:

- Job creation
- Economic Development
- All phases of Housing (Affordable/Workforce and Market)
- Lease and ownership

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 7F**

- Business Development
- Retail

**WHEREAS**, ANC 7F is the directly impacted ANC as Parcel A, Parcel B-1, Parcel B-2, Parcel C, Parcel E, Parcel F-2, Parcel G-2, and Parcel H are located on Reservation 13 / Hill East campus identified for Phase II redevelopment which is located in 7F07.

**WHEREAS**, Code of the District of Columbia § 1-309.10. requires that the issues and concerns raised in the recommendations of the Commission shall be given great weight during the deliberations by the government entity. Great weight requires acknowledgement of the Commission as the source of the recommendations and explicit reference to each of the Commission's issues and concerns.

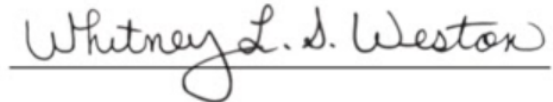
**BE IT RESOLVED:**

Advisory Neighborhood Commission unanimously supports the developers of Blue Skye Development and Donatelli Development and their proposal for Hill East Phase II Bundle A.

**ADOPTED** at a regularly scheduled public meeting in which notice was properly given, with a quorum established on a vote of 6-0



Tyrell M. Holcomb, ANC 7F01  
Chair, ANC 7F



Whitney Weston, ANC 7F03  
Secretary, ANC 7F

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 7F**

7F01 – Tyrell M. Holcomb, Chairperson  
7F02 – Terrance Hunter  
7F03 – Whitney Weston, Secretary  
7F04 – Racquel Codling, Treasurer  
7F05 – Brittany N Huges, Vice Chair  
7F06 – Betty Diggs  
7F07 – Vacant



**RESOLUTION 21-012**

**Reservation 13/Hill East Phase II RFP Resolution Bundle B**  
**TUESDAY, JUNE 15, 2021**

**WHEREAS**, DMPED has released an RFP for the redevelopment of Reservation 13/Hill East Phase II on Friday, November 20, 2020. The RFP closed on February 1, 2021.

**WHEREAS**, DMPED held a community meeting on May 20, 2021 with each of the respondents to present their proposals.

**WHEREAS**, ANC 7F hosted an additional presentation of the respondents and their proposals at its Executive Meeting on June 1, 2021 which was streamed via Facebook Live to ensure community members had access and remained informed about the potential developers.

**WHEREAS**, DMPED held a public comment period through June 11, 2021 allowing for community members to submit comments or concerns about each of the proposals.

**WHEREAS**, for two separate bundles for the Phase II redevelopment, respondents have had the opportunity to present their plans for redevelopment and have had their presentations available for viewing on DMPED's website in addition to being sent to our constituents via our email list and viewed during the Executive Meeting presentation.

**WHEREAS**, Frontier Development & Hospitality Group LLC and BRP Companies for Bundle B have submitted a proposal where out of 1,005 rental units there are 334 affordable units (184 units at 30% MFI & 150 units at 50% MFI), 334 middle income and workforce housing units at 80% MFI, and 333 market rate units with studios and 1-3 BR units available at each income tier evenly. Additionally there will be 115 Co-Living beds with 35 being affordable (19 beds at 30% MFI & 16 beds at 50% MFI) and 80 market-rate beds. As well as 126 For-Sale units with 38 being affordable (19 units at 50% MFI & 19 units at 60% MFI) and 87 market-rate units. In addition to residential opportunities they also propose a 150 room hotel and 60,000 square feet of retail space with a grocery store.

**WHEREAS**, ANC 7F received a letter from DMPED on July 30th about the public surplus hearing on September 2, 2020.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 7F**

**WHEREAS**, ANC 7F sent a letter in support of the Reservation 13/Hill East Phase II surplus to DMPED in response to the aforementioned letter from DMPED on October 5, 2020 specifying these areas of importance:

- Job creation
- Economic Development
- All phases of Housing (Affordable/Workforce and Market)
- Lease and ownership
- Business Development
- Retail

**WHEREAS**, ANC 7F is the directly impacted ANC as Parcel A, Parcel B-1, Parcel B-2, Parcel C, Parcel E, Parcel F-2, Parcel G-2, and Parcel H are located on Reservation 13 / Hill East campus identified for Phase II redevelopment which is located in 7F07.

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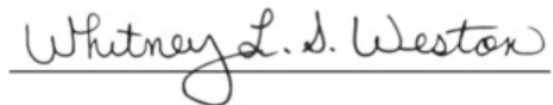
**BE IT RESOLVED:**

Advisory Neighborhood Commission unanimously supports the developers of Frontier Development & Hospitality Group LLC and BRP Companies and their proposal for Reservation 13/Hill East Phase II Bundle B.

**ADOPTED** at a regularly scheduled public meeting in which notice was properly given, with a quorum established on a vote of 5-1.



Tyrell M. Holcomb, ANC 7F01  
Chair, ANC 7F



Whitney Weston, ANC 7F03  
Secretary, ANC 7F



COUNCIL OF THE DISTRICT OF COLUMBIA  
THE JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, NW  
WASHINGTON, D.C. 20004

VINCENT C. GRAY  
Ward 7 Councilmember  
Chair, Committee on Health  
Co-chair, Special Committee on COVID-19 Pandemic Recovery

**Committee Member:**  
**Business and Economic Development**  
**Judiciary and Public Safety**

May 12, 2021

Daryl Thomas, Development Manager  
Government of the District of Columbia  
Office of the Deputy Mayor for Planning & Economic Development  
1350 Pennsylvania Avenue, NW, Suite 317  
Washington, DC 20004

RE: Hill East Bundle 2 Site

Dear Mr. Thomas:

I am writing to express my support for the selection of the R13 Community Partners to re-develop the Hill East Bundle 2 site. I have a long-standing relationship with some of the R13 Community Partner's team members, and I respect their values and approach to business. I am also familiar with the team's prior work in Ward 7, and I am impressed with their place making vision for Hill East, which includes Ward's 7 first hotel by Marriott, a mid-box anchor retailer, public space honoring Relisha Rudd, mixed income rental housing and 126 opportunities for home ownership within Ward 7.

The Ward 7 community would be very proud to collaborate and have the opportunity to work with a homegrown, all African-American, and highly qualified team that has completed projects worth over 3.9 billion dollars led by all DC natives. With strong ties to Ward 7, the R13 Community Partners are made up of accomplished community focused team members who have the authoritative experience to execute a program that enhances economic development within the community. Additionally, they will deliver a hotel, which I personally have a strong desire to see come to fruition as it will be accretive to making Hill East a destination. They have the track record, profile and dedication making them the best team for the job.

Thank you for considering R13 Community Partners' proposal. I am pleased to support this proposal and prepared to closely work with DMPED to advance this project with the R13 Community Partners. I ask you to join me in my support of this proposal.

Sincerely,

A handwritten signature in black ink that reads "Vincent C. Gray". The signature is stylized with a large, flowing "V" and a cursive "Gray".

Vincent C. Gray



**Government of the District of Columbia  
Office of the Deputy Mayor for Planning and Economic Development**



Public Hearing  
On  
B24-0953 - Malcolm X Surplus Declaration and Disposition Approval Act of 2022

Testimony of  
Stacy Meyer, Development Manager of Real Estate  
Office of the Deputy Mayor for Planning and Economic Development

Before the  
  
Committee on Business and Economic Development  
Chairperson Kenyan McDuffie

and  
  
Committee on Government Operations and Facilities  
Chairperson Robert White

Virtual Platform  
October 20, 2022  
12:00 p.m.

Good morning, Chairperson McDuffie and Chairperson White, members, and staff of the Committee on Business and Economic Development and Committee on Government Operations and Facilities. My name is Stacy Meyer, and I am a Development Manager of Real Estate within the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”). I am here to testify in support of B24-0953 – the “Malcolm X Surplus Declaration and Disposition Approval Act of 2022.” The approval of this act would declare as surplus and authorize the Mayor to dispose of District of Columbia-owned real property known as Malcolm X, located at 1351 Alabama Avenue, S.E. Known for taxation purposes as Lot 9, in Square 5914, referred to hereafter as the “Property”.

I would like to thank you for holding today’s hearing, and recognize the invaluable contributions of the community, particularly past and present members of ANC 8E, residents of Anacostia, Ward 8 Councilmember Trayon White and his staff, and the many other neighbors and community members who have been active in making the Malcolm X project possible.

The Property consists of a triangular-shaped lot of approximately 46,170 square feet in total land area, bounded by Bard High School to the west, Alabama Avenue to the north, Congress Street to the east and Savannah Street to the south. The Property is on a subdivided portion of the former Malcolm X Elementary School campus.

The Property is within the Congress Heights Small Area Plan. It is near multiple public transportation options including the Metro’s Green Line at the Congress Heights Station and

numerous Metro Bus lines. The Property is within walking distance of the St. Elizabeth's Entertainment and Sports Arena, and is adjacent to the new Bard High School. It is also within a few blocks of Turner Elementary School and The Shops at Park Village, a shopping center anchored by Giant Food.

The District completed a competitive solicitation process to select a developer for the Property. On July 30, 2020, DMPED issued a Request for Proposal ("RFP") for development of the Property. Information relating to the Malcolm X Property solicitation process, including a copy of the RFP, was posted on the DMPED website. Specifically, the RFP included the following community-focused requirements:

- Include opportunities for teacher and / or educator housing;
- Maximize equitable development opportunities;
- Maximize affordable housing;
- Improve the quality of life in the surrounding neighborhood development;
- Be responsive to community and stakeholder preferences;
- Design a sustainable and energy efficient building;
- Provide employment opportunities for local residents and businesses;
- Maximize opportunities for CBE participation.

DMPED collected written questions regarding the RFP and responded in writing. Questions were due August 13, 2020, and were responded to on September 1, 2020.

On October 14, 2020, the proposal due date, DMPED received four proposals to the solicitation,

and after an initial evaluation of the submissions, DMPED found all four development teams to be responsive to the RFP.

DMPED hosted a properly noticed community meeting about the proposed determination of the Property as “surplus” on February 24, 2021. The meeting included a review of the surplus and disposition process and allowed time for the public to submit their comments about the surplus process.

DMPED hosted a properly noticed hearing to obtain community comments and suggestions on the proposed use of the Property (the “Disposition Hearing”) following the surplus hearing, on February 24, 2021. Due to the continuing Covid-19 pandemic emergency both meetings on February 24, 2021 were held virtually.

Following the Disposition Hearing, DMPED convened a meeting of the Selection Panel which took into consideration the developer proposals, developer interviews, community presentations, community feedback, and ANC 8E’s recommendations and comments included in its March 11, 2021 letter to DMPED.

On April 20, 2021, after conferring with the Selection Panel, DMPED selected Congress Park Community Partners, LLC to exclusively negotiate for the disposition and development of the Property. Congress Park Community Partners, LLC is a special purpose entity including Banneker Communities LLC (45% interest), District Development Group LLC (25% interest), Congress Heights Community Training and Development Corporation (CHCTDC) (a 501c3 with

14% interest), JLDC, LLC (5% interest), MDDC, Excel, LLC (5% interest), and Malcolm X Community Partners LLC (6% interest). Congress Park Community Partners LLC includes a Banneker Communities LLC as its Certified Business Enterprise managing member. District Development Group is also a CBE, and CHCTDC is a Ward 8 Non-Profit.

The proposed development is a medium rise building with approximately 180 total residential rental units comprised of studio, 1, 2, 3, bedrooms, all of which will be affordable dwelling units (“ADUs”) for rent to households with maximum incomes up to and between 30% to 60% of the area median family income (“MFI”). Forty (40) of the ADUs will be three-bedroom, family-sized apartments. The building will also include ground floor accessible daycare and retail, an office for use of the ANC, and a community room.

The proposed development is projected to create approximately twenty-three (23) permanent jobs for DC residents, over 551 temporary jobs, and approximately \$16.3 million in permanent tax revenues over 30 years.

DMPED is proud to be moving this project forward, providing housing and bringing vital resources of affordable housing, additional tax revenue and new jobs to the Congress Park neighborhood and the District overall. Thank you for your time and consideration of the legislation. We are happy to answer any questions you may have.



**Government of the District of Columbia  
Office of the Deputy Mayor for Planning and Economic Development**



Public Hearing  
On

B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration and Disposition Approval Act of 2022”

Testimony of  
Daryl Thomas, Development Manager of Real Estate  
Office of the Deputy Mayor for Planning and Economic Development

Before the

Committee on Business and Economic Development  
Chairperson Kenyan McDuffie

and

Committee on Government Operations and Facilities  
Chairperson Robert C. White, Jr.

Virtual Platform  
October 20, 2022  
12:00 p.m.

Good afternoon, Chairperson McDuffie and Chairperson White, members, and staff of the Committee on Business and Economic Development and Committee on Government Operations and Facilities. My name is Daryl Thomas and I am a Development Manager of Real Estate within the Office of the Deputy Mayor for Planning and Economic Development (DMPED). I am here to testify in support of B24-0997, the “Hill East Phase II Bundle 1 Surplus Declaration and Disposition Approval Act of 2022.” The approval of this act would declare as surplus and authorize the Mayor to dispose of the District of Columbia-owned real property known as Parcels A, B-1, B-2, F-2, and G-2 of Hill East Phase II Bundle 1, located between Independence Avenue SE and Massachusetts Avenue SE, east of 19<sup>th</sup> Street SE, and known for taxation purposes as a portion of Lot 0007 in Square 1112E. (the “Property”).

I would like to thank you for holding today’s hearing, and recognize the invaluable contributions of the community, particularly past and present members of ANC 7F, ANC 6B, residents of Hill East, Ward 7 Councilmember Vincent Gray and his staff, and the many other neighbors and community members who have been active in making the Hill East Phase II project possible.

Rich in economic promise, the entire Hill East campus, formerly known as Reservation 13, is comprised of 67 acres located between the eastern edge of the Capitol Hill neighborhood and the western shore of the Anacostia River. The campus is one of the few remaining large redevelopment opportunities in the nation’s capital – an opportunity to transform the 67-acres into a vibrant waterfront community that connects the surrounding Hill East neighborhood to the Anacostia waterfront via tree-lined public streets, recreational trails, and accessible waterfront

parklands. Only two miles and just a few metro stops from the U.S. Capitol, the Hill East campus invites a mixed-use development that simultaneously serves nearby communities, DC government facilities, and the local demand for retail, residential, hotel, and office uses as envisioned in the Hill East Master Plan. The Property is unimproved land which consists of five (5) parcels totaling approximately 221,798 square feet of land (or 5.1 acres). The Property is bounded by Massachusetts Avenue to the south, 19<sup>th</sup> Street SE to the west, Independence Avenues SE to the north, and Water Street SE to the east. The Property, and the rest of the Hill East campus, was conveyed to the District of Columbia on September 14, 2010 via a Quitclaim Deed by the Federal Department of General Services.

The Property has excellent multi-modal transportation access due to the proximity to multiple Metrobus and Circulator lines which run along major roads including Potomac Avenue SE and Massachusetts Avenue SE. The Stadium-Armory Metrorail station is located immediately east of the Property serving the Orange, Silver, and Blue Lines.

DMPED hosted a properly noticed virtual hearing about the proposed determination of the Property as “surplus” on September 2, 2020 (the “Surplus Hearing”). The affected ANC 7F and the neighboring ANC 6B were provided advance written notice on July 30, 2020 and notice of the Surplus Hearing was published in the District of Columbia Register on August 14, 2020. The hearing included a discussion of the surplus process as outlined in D.C. Official Code § 10-801, a description of the Property, and the history of the Property. The attendees were informed of the purpose of the public hearing prior to a declaration of a property as surplus, and they were encouraged to provide feedback.

Following the Surplus Hearing, the District completed a thorough competitive solicitation process to select a developer. On November 20, 2020, DMPED issued a Request for Proposals (RFP) for both the Hill East Phase II Bundle 1 and the Hill East Phase II Bundle 2 properties. Information relating to the solicitation process, including a copy of the RFP, was posted on the DMPED website. Specifically, the RFP included the following community-focused, requirements:

- Maximize affordable housing;
- Maximize equity ownership and majority control opportunities for Disadvantaged Business Enterprises;
- Include uses that are compatible and leverage surrounding neighborhood development;
- Include a memorial to Robert F. Kennedy (“RFK”) given RFK’s life and legacy in the pursuit of racial equity, economic justice, and affordable housing;
- Demonstrate responsiveness to community and stakeholder preferences;
- Propose sustainable and energy efficient buildings;
- Prioritize high architectural design quality; and
- Reflect the project’s adjacency to multiple public transit options.

An equitable development focus was included in this RFP to ensure that minorities and socially disadvantaged individuals and businesses receive a fair shot at the development opportunities provided by this RFP. DMPED made it clear that priority would be granted to respondents that maximized participation of racial and ethnic minorities or other persons who are member of historically disadvantaged groups.

On February 1, 2021, the proposal due date, DMPED received two proposals to the solicitation for Hill East Phase II Bundle 1. After determining both teams were responsive to the RFP, DMPED convened a review panel consisting of representatives from DMPED's Real Estate team, the District Office of Planning ("OP"), the District Department of Transportation ("DDOT"), the District Department of General Services ("DGS"), and the District Department of Energy and Environment ("DOEE"). The selection panel was presented with the development proposals, given selection criteria, and discussed merits and drawbacks of each. The review panel also considered developer interviews, community presentations, community feedback, and ANC 7F's recommendation and comments.

On May 20, 2021, DMPED hosted a properly noticed virtual disposition hearing. During the disposition hearing, the public heard presentations from the respondent development teams and were given time to make comments on the presentations. Members of the public were also encouraged to submit written responses on each team's proposal directly to DMPED.

On November 2, 2021, DMPED selected Hill East Bundle 1, LLC to exclusively negotiate for the disposition and development of the Property. Hill East Bundle 1, LLC is a two member LLC that includes Donatelli Development and Blue Skye Development, LLC, a Certified Business Enterprise (CBE) and minority owned managing member.

The proposed development of the Property follows the guidance of the 2003 Hill East Master Plan which provides a general land use framework and vision for the redevelopment of the Hill East campus to accommodate public services and neighborhood needs. The Master Plan retains



the DC Jail and other institutional uses and identifies over 40 acres of land for redevelopment. New facilities for health care and recreation are envisioned, along with new housing, office, retail, and institutional uses. Key urban design features include the extension of the Capitol Hill street grid into the campus, new parks, and new access to the waterfront, including a great meadow overlooking the shoreline. Other notable elements of the plan include the extension of Massachusetts Avenue SE to the Anacostia River and a village square at the Stadium-Armory Metrorail station. The preliminary development program envisions the potential for 3,000 new housing units and over 2 million square feet of non-residential space, roughly doubling the total square footage of buildings on the site.

The proposal from Hill East Bundle 1, LLC (the “Developer”) envisions a mixed-use development consisting of approximately 1,068 residential units, of which approximately 356 will be affordable for households with incomes at or below 60% of Median Family Income (“MFI”), approximately 356 will be reserved for households with incomes between 60% to 120% MFI, and approximately 356 will be market rate with no income restrictions. In addition, the development will include approximately 25,044 square feet of leasable retail space and approximately 397 parking spaces.

This Development Plan is projected to create over 2,819 temporary jobs through the construction period, approximately 103 permanent jobs upon completion, approximately \$10,805,414 in construction period tax revenues, and approximately \$111,537,013 in permanent tax revenues over 30 years.

DMPED is proud to be moving this exciting project forward, which will bring home ownership opportunities and provide vital resources of affordable housing, tax revenue, and jobs to the Hill East neighborhood, Ward 7, and the District overall. Thank you for your time and consideration of this legislation. We are happy to answer any questions you may have.